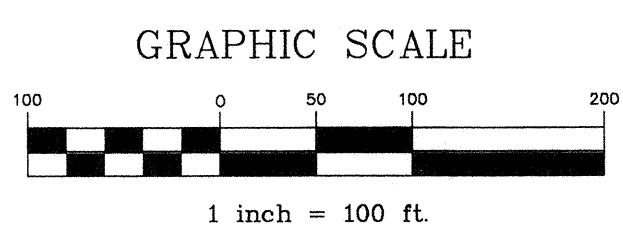
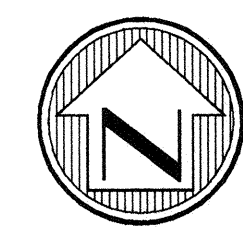
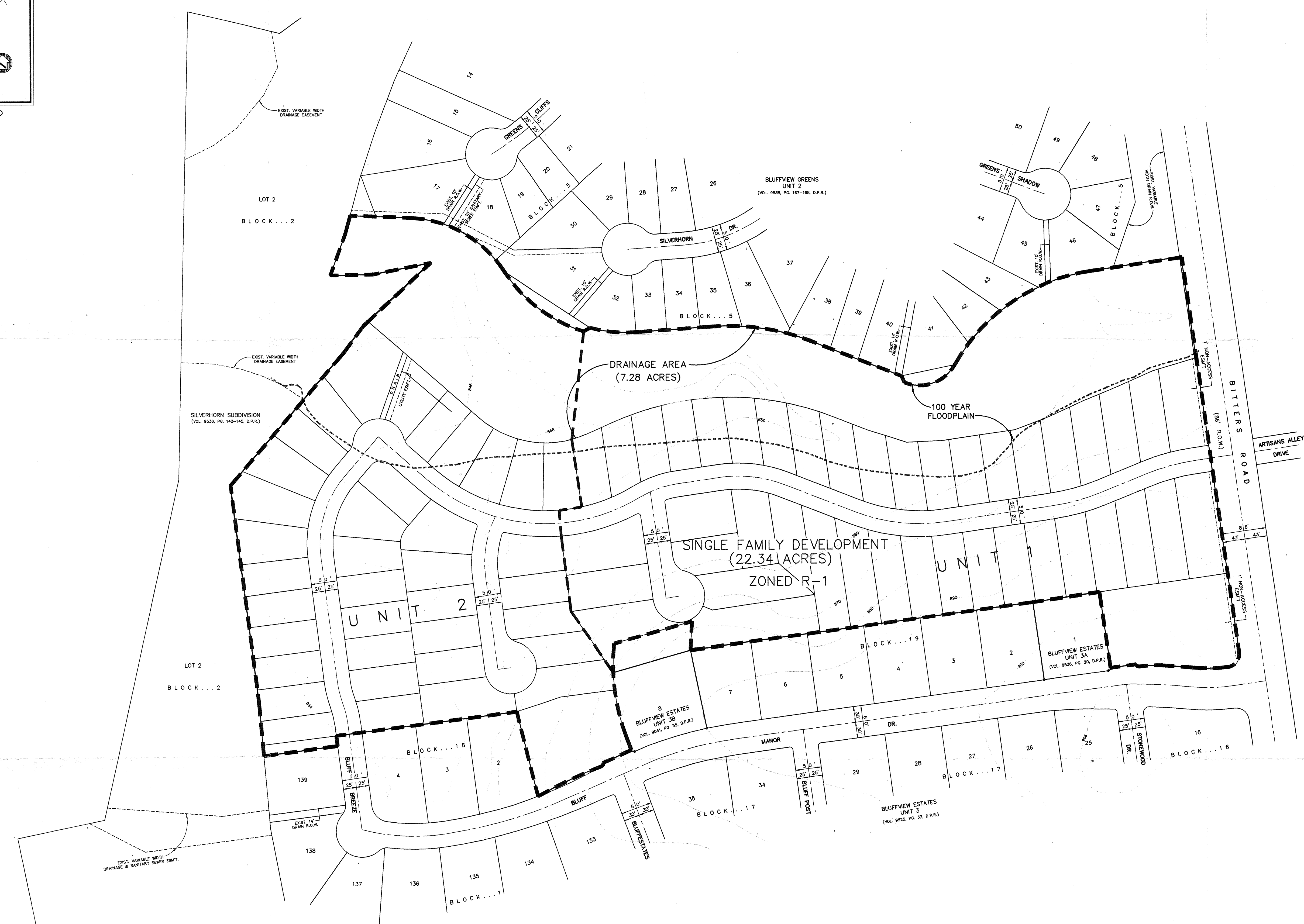


LOCATION MAP



APPROXIMATELY ±79 LOTS

**UTILITIES**  
WATER: S.A.W.S.  
SEWER: S.A.W.S.  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

**NOTES:**  
1. ALL STREETS SHOWN HEREON ARE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.  
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.

**DEVELOPER:**  
BLUFFVIEW PARTNERS LTD.  
16475 DALLAS PARKWAY, SUITE 800  
ADDISON, TEXAS 75001  
PHONE: (972) 931-7400

PLAN HAS BEEN ACCEPTED BY  
COST: *[Signature]* \$690  
12-11-00 (DATE)  
If no plans are filed, plan will expire  
On 6-11-02  
1<sup>st</sup> plat filed on

P.O.A.D.P.  
for  
BLUFFVIEW

**NFC** A TCB INC. Company  
W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:  
12-05-00

JOB NO. 45578.03  
FILE: 2  
DATE: 11/03/00  
DESIGN: \*  
DRAWN: P.D.L.  
CHECKED:  
SHEET 1 OF 1

## CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 11/3/00 Name of POADP: BLUFFVIEW  
Owners: BLUFFVIEW PARTNERS LTD Consulting Firm: W.F. CASTELLAS & ASSOC.  
Address: 16475 DALLAS PKWY STE 800 Address: 6800 PARK TEN PLVD STE 180S.  
ADDISON TX 75001 SAN ANTONIO TX 78213  
Phone: (972) 931-7400 Phone: 734 5351  
Existing zoning: R-1 Proposed zoning: R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 2 ☒ Yes ☐ No  
San Antonio City Limits? ☒ Yes ☐ No  
Council District: 9  
Ferguson map grid 516D7

Land area being platted:	Lots	Acres
Single Family (SF)	<u>81</u>	<u>22.3</u>
Multi-family (MF)	<u>-</u>	<u>-</u>
Commercial and non-residential	<u>-</u>	<u>-</u>

Is there a previous POADP for this Site? Name NO No. \_\_\_\_\_  
Is there a corresponding PUD for this site? Name NO No. \_\_\_\_\_  
Plats associated with this POADP or site? Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: PAUL W. DENHAM Signature: Paul W. Denham  
Date: 11/3/00 Phone: 734 5351 Fax: 734 5363



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred-year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: RAUL W. DENHAM Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

RECEIVED  
 NOV - 3 PM 1:27  
 PLANNING  
 AND DEVELOPMENT  
 SERVICES DIVISION



# CITY OF SAN ANTONIO

December 11, 2000

Mr. Lee Wright

W.F. Castella Engineering Inc.  
6800 Park Ten Blvd., Suite 180 S.  
San Antonio, TX 78213

Re: Bluffview

POADP # 690

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Bluffview Subdivision Preliminary Overall Area Development Plan # 690. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

Emil R. Monciyais AIA, AICP  
Director of Planning

cc: Bob Opitz, P. E., Public Works



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☒ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: BLUFF VIEW

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.



I recommend approval



I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: BITTERS ROAD IS ON THE MTP REQUIRING A MIN  
OF 80' ROW.

Signature

Planner  
Title

112200  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☒ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: BLUFF VIEW

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: zoned R-1

Signature

Title

Date



# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: BLUFF VIEW

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for <sup>12-6-00</sup>~~12-1-00~~ before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On (2/2/01), I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Addressed Comments

Signature

Title

Date



# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: BLUFF VIEW

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Extend street to match existing Bluff Breeze  
street.

[Signature]  
Signature

SE-Engineering Assoc.  
Title

11/30/00  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: BLUFF VIEW

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]

Signature

S.R. Ensign Assoc.

Title

12/8/00

Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

RECEIVED NOV 17 2000

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: BLUFF VIEW

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: - Layout development to maximize tree preservation

- Coordinate tree preservation

- Consider placing homes to face the 100 yr flood plain to better utilize area as linear park and to increase property values

- Consider 100 yr plain as conservation easement

Oked

City Arborist

11/30/00

Signature

Title

Date





# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☒ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: BLUFF VIEW

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: ① EXTENDING BLUFF BREEZE  
WILL PROVIDE DESIRABLE CONNECTIVITY  
EMERGENCY ACCESS  
② WFC MAY NOT BE AWARE OF  
ORDINANCE #92670. PLEASE NOTE  
CIP 35-4124 SPEC (SEE ATTACHED)  
AS LONG AS ALL LOTS ARE SINGLE FAMILY  
NO TIA WILL BE REQUIRED  
11-21-00

John Jay                      SENIOR ENG TECH                      11-21-00

Signature                      Title                      Date

AN ORDINANCE **92670**

**AMENDING SECTIONS 35-4124 AND 35-4125 OF THE CITY CODE ESTABLISHING NEW REQUIREMENTS FOR NEW RESIDENTIAL STREET CONSTRUCTION TO INHIBIT SPEEDING BY LIMITING THE UNIMPEDED STREET LENGTH BASED UPON ANTICIPATED TRAFFIC VOLUME; APPROVING TRAFFIC CALMING FEATURES; AND PRECLUDING SINGLE FAMILY RESIDENTIAL LOTS FROM FRONTING COLLECTOR STREETS.**

\* \* \* \* \*

**WHEREAS**, speeding on residential streets continues to be a problem for residents, and

**WHEREAS**, the subdivision platting process currently does not require the design of new streets to discourage speeding, and

**WHEREAS**, it is the City's policy to encourage the development of safe and efficient streets and neighborhoods, and

**WHEREAS**, it is necessary to create a criteria within the City Code for the design of new residential streets to inhibit speeding; and

**WHEREAS**, creation of the criteria has been coordinated with the Fire Department, the Planning Department, the Professional Engineers in Private Practice, and the Real Estate Councils; and

**WHEREAS**, these amendments to the City Code have been presented to and approved by the City's Planning Commission, and are supported by the Land Development Services Committee; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Sections 35-4124 and 35-4125 of the City Code are hereby enacted to read as follows:

**35-4124. Local Street Lengths. Use of Traffic Calming Features.**

All local streets in the proposed development shall satisfy the following criteria:



(a) If the anticipated traffic volume at the midpoint of the proposed street is greater than or equal to 1000 vehicles per day, the street length shall not exceed 700 ft. if any of the following conditions apply:

- (1) the street intersects an arterial roadway, or
- (2) the street serves as an entrance street to the proposed neighborhood, or
- (3) the street may be subject to cut-through traffic as determined by the Traffic Engineer, or
- (4) the street width is greater than or equal to 40 ft.; or

→ (b) If (a) above is not applicable and the anticipated traffic volume at the midpoint of the street is greater than 500 vehicles per day, the street length shall not exceed 900 ft.; or

(c) If the anticipated traffic volume at the midpoint of the street is less than or equal to 500 vehicles per day, the street length shall not exceed 1200 ft.; or

(d) A longer street length may be allowed through the placement of an approved traffic calming feature at the appropriate location such that the unimpeded length of the roadway does not exceed the length criterion, unless otherwise approved by the Director of Public Works. The following traffic calming features are approved for use:

- (1) Traffic Circles,
- (2) 'T' Intersections,
- (3) Slow Points (only for low volume streets with under 500 veh/day),
- (4) Median Islands, and
- (5) Speed Humps.

Maintenance of landscaping associated with traffic calming features will be the sole responsibility of the homeowners' association, if such an association exists. Landscaping within traffic calming features shall be submitted to the Director of Public Works for sight distance evaluation but not plant species selection.

#### **Section 35-4125 Residential Streets Not to Front Collector Streets.**

Single family residential lots may front streets functionally classified as local type 'A' and local type 'B', but shall not front collector streets.

**SECTION 2.** Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, or any appendix thereof, for any reason, be held illegal, inoperative, or invalid or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

**SECTION 3** No other provision of the City Code is amended hereby. All other provisions shall remain in effect.

**SECTION 4.** It is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Texas Revised Civil Statutes Annotated as amended Title 5, Chapter 551, Government Code.

**SECTION 5.** The publishers of the City Code are authorized to amend said Code to reflect the changes adopted herein.


**SECTION 6.** This ordinance shall become effective ten days from the date of passage.

**PASSED AND APPROVED** this 5th day of October 2000.

**ATTEST:**   
City Clerk

  
**MAYOR**  
Howard W. Peak

**APPROVED AS TO FORM:**

  
City Attorney



**CITY OF SAN ANTONIO**  
Interdepartment Correspondence Sheet

AGENDA ITEM NO. 45

TO: Mayor and City Council through the City Manager

FROM: John L. German, P. E., Director of Public Works

COPIES TO: Christopher J. Brady, Terry Brechtel, Octavio Peña, Frank Garza, File

SUBJECT: Ordinance for Low Speed Design Criteria for Residential Streets

DATE: September 28, 2000

**SUMMARY & RECOMMENDATIONS**

This ordinance amends Sections 35-4124 and 35-4125 of the City Code by establishing new requirements for new residential street construction to inhibit speeding by limiting the unimpeded street length based upon anticipated traffic volume; approving traffic calming features; and precluding single family residential lots from fronting collector street.

Staff recommends approval of this Ordinance.

**BACKGROUND**

Speeding on residential streets continues to be a problem for residents through the City, while the subdivision platting process does not require the design of new streets to discourage speeding. This Ordinance amends Chapter 35 by establishing requirements that new residential streets be constructed such that speeding is discouraged. This is accomplished by limiting the street length as follows: A.) 700 ft for residential streets with more than 1000 vehicles per day and that either connect to arterial streets, serve as neighborhood entrance streets, have widths of at least 40 ft, or are subject to cut-through traffic; B.) 900 ft for residential streets with more than 500 vehicles per day and that do not have those features described above; and C.) 1200 ft for residential streets with less than 500 vehicles per day. Alternatively, longer street segments are allowed provided that traffic calming features (e.g., T-intersections, traffic circles, slow points, median islands, and speed humps) are used to produce unimpeded street segments no longer than the lengths described above. This Ordinance also requires new single-family residential lots to face streets classified as "Local" streets and precludes such lots from facing "Collector" streets

**POLICY ANALYSIS STATEMENT**


This Ordinance is consistent with the City's policy of encouraging the development of safe and efficient infrastructure.

**FINANCIAL IMPACT**

This Ordinance will produce no direct cost to the City.

**COORDINATION**

This Ordinance has been coordinated with the Fire Department and the Planning Department. It has been developed in coordination with the Professional Engineers in Private Practice and the Real Estate Council. It is also supported by the Land Development Services Committee and the Planning Commission.



JOHN L. GERMAN, P. E.  
Director of Public Works

Approved:

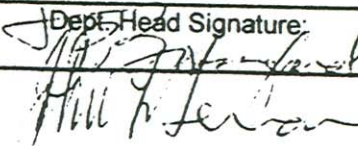


ALEXANDER E. BRIENO  
City Manager



<b>CITY OF SAN ANTONIO</b>		Date Considered:
<u>Approval</u>	<u>Budget</u>	Consent <input type="checkbox"/> Individual <input type="checkbox"/>
<u>Finance</u>		
[     ]	[     ]	<b>Request For Ordinance/Resolution</b>
<u>Legal</u>	<u>Coordinator</u>	Item No.
[     ]	[     ]	Ord. No.

Date: <b>September 28, 2000</b>	Department: <b>Public Works</b>	Contact Person/Phone <b>Andrew J. Ballard 207-7720</b>
------------------------------------	------------------------------------	---

Date Council Consideration Requested: <b>October 5, 2000</b>	Deadline for Action: <b>ASAP</b>	Dept. Head Signature: 
---	-------------------------------------	--

### SUMMARY OF ORDINANCE

This Ordinance amends Chapter 35 by establishing requirements that new residential streets be constructed such that speeding is discouraged. This is accomplished by limiting the unimpeded street length and utilizing traffic calming features. This Ordinance also requires new single-family residential lots to face streets classified as "Local" streets and precludes such lots from facing "Collector" streets.

Other Depts., Boards, Committees Involved (please specify):
---

Contract signed by other party	Yes <input type="checkbox"/>	No <input type="checkbox"/>
--------------------------------	------------------------------	-----------------------------

FISCAL DATA (If Applicable)	Budgetary Implications
-----------------------------	------------------------

Fund No.	Amt. Expended	Funds/Staffing Budgeted	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Activity No.	SID No. <b>None</b>	Positions Currently Authorized	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Index Code	Project No.	Impact on future O&M		
Object Code		If positions added, specify class and no.		

**Comments:**

**Consent Agenda**

**CITY OF SAN ANTONIO**  
Interdepartment Correspondence Sheet

TO: Mayor and City Council through the City Manager

FROM: John L. German, P. E., Director of Public Works

COPIES TO: Christopher J. Brady, Terry Brechtel, Octavio Peña, Frank Garza, File

SUBJECT: Ordinance for Low Speed Design Criteria for Residential Streets

DATE: September 28, 2000

**SUMMARY & RECOMMENDATIONS**

This Ordinance amends Chapter 35 by establishing requirements that new residential streets be constructed such that speeding is discouraged. This is accomplished by limiting the unimpeded street length and utilizing traffic calming features. This Ordinance also requires new single-family residential lots to face streets classified as "Local" streets and precludes such lots from facing "Collector" streets.

Staff recommends approval of this Ordinance.

**BACKGROUND**

Speeding on residential streets continues to be a problem for residents through the City, while the subdivision platting process does not require the design of new streets to discourage speeding.

**POLICY ANALYSIS STATEMENT**

This Ordinance is consistent with the City's policy of encouraging the development of safe and efficient infrastructure.

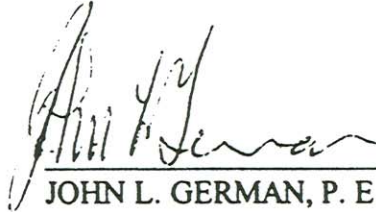
**COORDINATION**

This Ordinance has been coordinated with the Fire Department and the Planning Department. It has been developed in coordination with the Professional Engineers in Private Practice and the Real Estate Council. It is also supported by the Land Development Services Committee and the Planning Commission.



**FINANCIAL IMPACT**

This Ordinance will produce no direct cost to the City.

  
\_\_\_\_\_  
JOHN L. GERMAN, P. E.  
Director of Public Works

Approved:

\_\_\_\_\_  
CHRISTOPHER J. BRADY  
Assistant City Manager

\_\_\_\_\_  
ALEXANDER E. BRISEÑO  
City Manager

## Michael Herrera

---

**From:** Todd Sang  
**Sent:** Wednesday, November 15, 2000 11:37 AM  
**To:** Michael Herrera  
**Cc:** Fernando DeLeon  
**Subject:** Bluffview Subdivision

Mike,  
I came across a TIA threshold worksheet for the Bluffview Subdivision POADP. I'm not sure if Fernando has already commented on this POADP, but the proposed 81 unit single family subdivision will not require a TIA.  
Todd



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2029365

AMT ENCLOSED

50-04-5573  
GORDON V. HARTMAN ENTER.  
1175 W. BITTERS, STE. 200  
S.A. TX. 78216

AMOUNT DUE 381.10  
INVOICE DATE 11/27/2000  
DUE DATE 11/27/2000

PHONE: 000 - 0000

POADP  
BLUFFVIEW

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
11/27/2000	2029365	50-04-5573	11/27/2000	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	11/26/2000		CK# 14279	BLUFFVIEW
END	11/26/2000			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓

GORDON V. HARTMAN ENTERPRISES, INC.

HARTMAN CENTRE

1175 W. BITTERS, SUITE 200  
SAN ANTONIO, TX 78216

BROADWAY NATIONAL BANK  
SAN ANTONIO, TEXAS 78217-7001  
88-2193-1140

DATE

No. 14279

CHECK AMOUNT

\$

PAY

10/25/2000

\*\*\*\*\*381.10

THREE HUNDRED EIGHTY-ONE DOLLARS AND 10 CENTS\*\*\*\*\*

TO THE  
ORDER  
OF

City of San Antonio

San Antonio, Tx .

GORDON V. HARTMAN ENTERPRISES, INC.

*Edward Berlanga*

BLUEVIEW ROADP

⑈014279⑈ ⑆114021933⑆⑈001⑈0252204⑈





A.T.C.B. INC., CO.

# TRANSMITTAL LETTER

## W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

6800 Park Ten Blvd., Suite 180 S. • San Antonio, Texas 78213  
(210) 734-5351 FAX (210) 734-5363

Date: 12/6/00

To: PLANNING

Project No.: 45578.03 T/LC: 10 P

Re: BLUFFVIEW  
ROADP

MIKE HERRERA

"REVISED"

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

- |   |                                       |                                   |                                   |   |
|---|---------------------------------------|-----------------------------------|-----------------------------------|---|
| <input type="checkbox"/> Prints         | <input type="checkbox"/> Sepias       | <input type="checkbox"/> Films    | <input type="checkbox"/> Tracings | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Invoices | <input type="checkbox"/> _____    |   |

SETS	COPIES PER SET	DESCRIPTION
<u>8</u>	<u>1.24x36</u>	<u>PRINT</u>
<u>1</u>	<u>1.8 1/2 x 11</u>	<u>COPY</u> <u>REDUCTION</u>

RECEIVED  
00 DEC -6 PM 2:23  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> For your approval | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use                 | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested                 | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment       | <input type="checkbox"/> For payment                      | <input type="checkbox"/> _____                                |
| <input type="checkbox"/> FOR BID DUE _____ 19 ____    | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

REMARKS: REVISED PER OUR CONVERSATION

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: \_\_\_\_\_